



# Eastington Community Land Trust Ltd (ECLT)

## 146<sup>th</sup> Meeting of Board Members

### 7.00pm, Thursday 21<sup>st</sup> November 2024

## MINUTES

- 1. Attending:** Martin Elliott (ME), Tom Low (TL, Treasurer), Muriel Bullock (MB, Vice Chair), Sarah Underdown (SU), Lynne Farnden (LF), Cllr Richard Maisey (RM) Nicola Rowlings (NR, Secretary).

**Apologies:** Tom Morrison (TM Chair), Anthea McCann (AM), Tim Crane (TC).

In the absence of TM, MB chaired this meeting

- 2. Financial and Administration Reports**

- 2.1 General Financial Report**

The balances at bank are £3739.28 in Current Account and £7846.22 in Savings Account. TL reported that the increases arose from receipt of Aster's ground rent, £5,000 of which NR and TL agreed to move into savings, under Financial Regulation 5.6.

TL informed the Board that the savings account interest had dropped after the recent cut to bank rate but a significantly better rate was generally subject to notice of 35 days or more. Under Rule F15, Board voted to maintain the present flexible arrangement within the Co-op Bank.

- 2.2 Approval of Minutes**

Trustees agreed the minutes of Meeting 145, signed by MB, chair of that meeting.

- 2.3 There were no invoices requiring approval.**

- 2.4 Extension of Fixed Term Limit for Trustees**

NR reported that she had prepared all necessary documentation, which required signature by an independent solicitor. She would ensure this happened and the application to the Regulator happened before the next Board.

**ACTION: NR**

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## **2.5 Proposal to create and maintain a presence on Social Media *Linkedin***

TM had circulated a proposal, which was presented by NR and approved by Trustees. NR to assemble appropriate content and maintain thereafter as a passive presence.

**ACTION: NR**

## **3. Project 1**

### **3.1 Orchard Area at Fullers Close**

The grass seeding project has been completed. There remain tasks both on the public footpath and the Meadow area but it was agreed to leave this until the New Year when budgets are agreed.

TL raised the wider subject of re-direction of the public footpath (EEA48), which has been brought into focus by the imminent sale of the western end of EEA48 to Westerleigh Crematoria Ltd, subject to Planning Permission. After discussion, it was agreed that TL would contact Westerleigh to seek an agreement for them to pay for the legal expense of the redirection and the associated three kissing gates.

**ACTION: TL**

### **3.2 Aster Responsibilities**

Samantha Hale had not progressed the drafting of the side letter, which was with Aster's solicitors.

TM had had some updates on adoption of pumping station by Severn Trent Water which should bring this to a conclusion soon.

**Monitoring: TL, TM**

Trustees agreed to initiate regular (at least annual) meetings with Aster's Lettings Officers.

**ACTION TL, MB**

## **4. Project 2**

### **4.1 Update on Builder's starting plans**

LF and TL had met Simon Deakin (SD), Construction Director for GP Thomas, the builders for Homeground to discuss his plans for Commencement as well as location of site offices (see 4.3 below).

Four of the five Pre-commencement Planning Conditions had been fulfilled with Stroud DC and Condition 13 was awaiting decision, targeted for 18<sup>th</sup> December at the latest. The Planners had agreed that GB Thomas could undertake non-invasive preliminary tasks meanwhile, to keep up momentum:

- Hedges adjacent to Claypits Road would be trimmed back on 29<sup>th</sup> November
- Erection of Heras fencing and site signage would be done week commencing 2<sup>nd</sup> December
- A temporary mobile office and welfare unit would follow mid-December
- The Site Manager Jason Key would thus be on the premises before Xmas

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#### 4.2 Sequence of work from January

Assuming Condition 13 is discharged, work would commence in earnest:

- One groundworks team would create the new road entrance
- All approvals from Highways and the Utilities have been agreed already
- Floodwater and foul drains together with services ducting would be installed under the road
- The road would be completed to 90% finish and temporarily made into a loop to facilitate movement around the site
- A second groundworks team would clear the topsoil and focus on foundations, shaping the acoustic bunds and providing the attenuation pond.
- The first houses would be built starting from the motorway end, working eventually toward the main entrance.
- Timber-frame construction is to be used, as at Fullers Close
- Site Management Meetings will be held monthly and ECLT will send representatives

#### 4.3 Location of main site offices and storage

SD asked if an area of the Eastern Portion could be used for the duration of the build phase. This would only have limited parking, since most tradesmen preferred to park close to the units upon which they were working.

The site would be in the southern corner of the Eastern Portion, leaving the vehicular entrance to ECLT's land clear. The site would be cleared of topsoil and stoned up to support portacabins etc. The site would be fully restored to grassland at the end of the project. GB Thomas would bear their own insurance costs.

SD and TL discussed a range of fees, as advised by two Chartered Builders, for a Licence to Occupy. Trustees further discussed this and agreed on a fee at the lower end of the recommended range to be proposed.

**ACTION: TL, TM**

#### 5. Date of next meeting:

Thursday December 5<sup>th</sup> at 7.00 pm in the Village Hall.

**Tom Low, Treasurer, November 2024**

**Signed by MB, Chair of this meeting ..... Date.....**

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